



**NEGOTIATED SALE  
SALE OF REAL ESTATE  
PATRICK, COUNTY, VIRGINIA**



Offers are being accepted by the Virginia Department of Transportation (VDOT) in the office of the District Right of Way Manager, located at P. O. Box 3071 (731 Harrison Avenue), Salem, Virginia 24153-3071, **until further notice and/or sold.**

A tract of land containing approximately 4.62 acre and located in South-East Patrick County, approximately three miles west of the Henry County line and four miles north of the North Carolina border, adjacent to the west bound lanes of Highway 58, about one half mile past the intersection of SR 697 (Via Orchard Road; Hopkins Lumber Company is located at the intersection), 12 miles east of the Town of Stuart and 15 miles west of the City of Martinsville. Adjoining properties are single family homes on similar lots. Located

approximately opposite, adjacent to the east bound land of Highway 58 is the Gordon Trent Golf Course.

The property is identified by the Patrick County Assessors office as Tax Map# 5309-01-15.

**The appraised value is \$15,000.00**

A current "Site and Soil Evaluation Report" (available upon request), among other things, describes the property as suitable for a 3 to 4, potentially 5-bed room home.

Approximately 2/3rds, of the sites frontage, because of sloping, is protected by a guard rail; however, a break in the guard rail is permissible (further information available upon request).

If an offer is deemed acceptable, you will be contacted and requested to sign a 'Purchase Offer Agreement'.

- At closing, payment must be by a cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***
- Acceptance of the offer and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
- The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
- It shall be the responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance. Closings are generally conducted in the Clerk's Office.
- The right is reserved to reject any offer, at the discretion of VDOT if they are found not to be in the best interest of the Commonwealth.
- Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible.
- ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Offer:

Property Description  
Fact Sheet  
Plat/Plan Sheet(s) of Property

For further information, contact: Lori A. Snider  
Salem District Right of Way Manager  
Attn: Louis J. Rogers, Right of Way Agent  
540-387-5572; Cell: 540-312-3536; Email:  
[Louis.Rogers@VirginiaDot.Gov](mailto:Louis.Rogers@VirginiaDot.Gov). TDD/TTY users dial  
711. Information is also available at  
Virginia Department of Transportation  
P. O. Box 3071  
Salem, Virginia 24153-3071

Web access:

- Virginia, department of transportation Home Page - [www.vdot.virginia.gov](http://www.vdot.virginia.gov)
- Business Center - Engineering and Construction  
<http://www.vdot.virginia.gov/business/default.asp>
- Right of Way & Utilities-VDOT Property for Sale - <http://pmi.vdot.virginia.gov/>

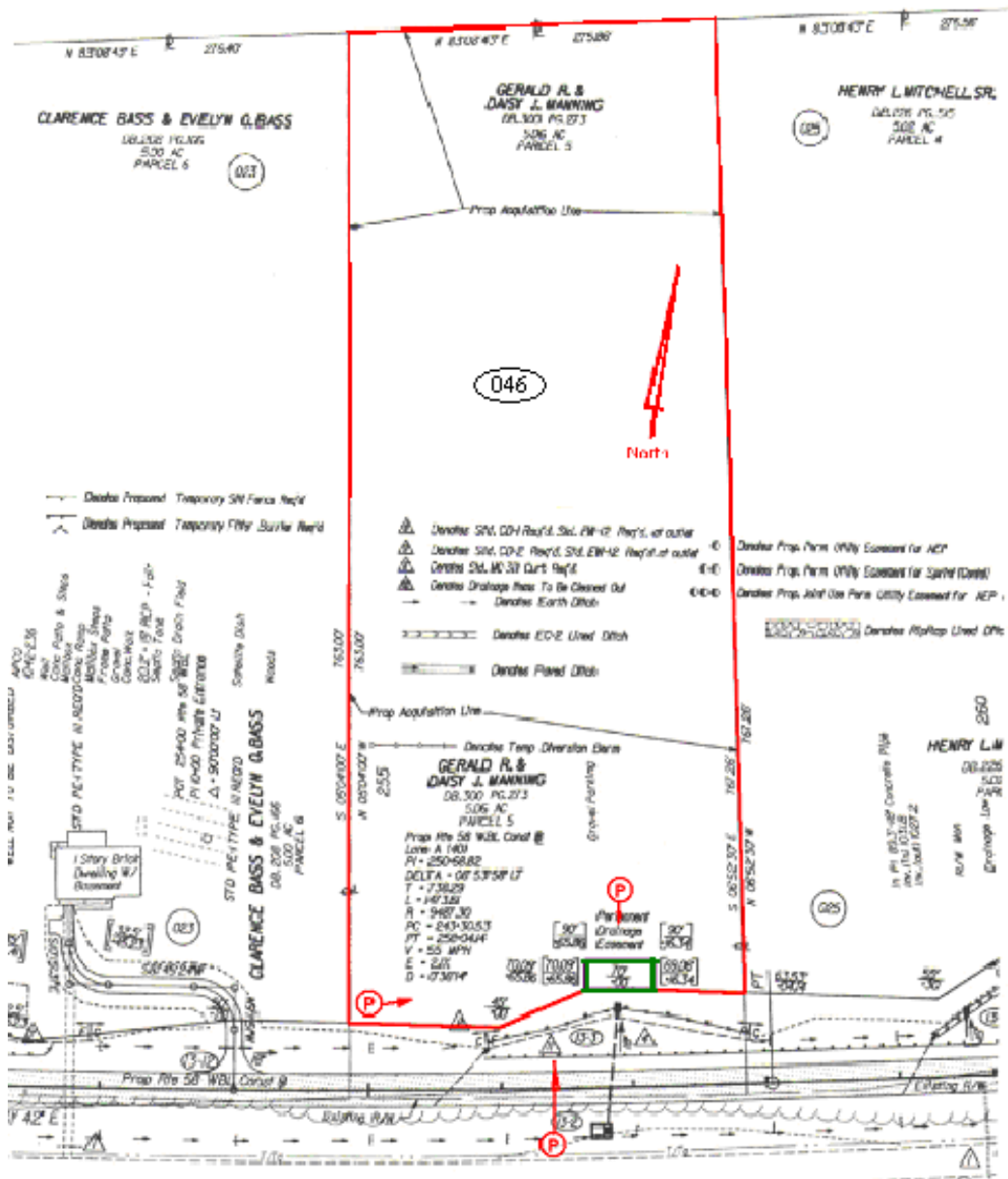
## **NEGOTIATED SALE DATED MAY 14, 2009 PROPERTY DESCRIPTION**

That certain parcel of land and improvements located in the County of Patrick fronting on Route 58 known as "Parcel Number 046" and containing 4.62 acre, more or less; being a portion of the same real estate acquired by deed dated April 2, 2001, from Gerald R. and Daisy J. Manning and recorded as Instrument Number 010002596, in the office of the Clerk of the Circuit Court of Patrick County, Virginia, and more specifically described as follows:

- A tract of land, rectangular in shape and shown outlined in **RED** on an attached Composite, of Sheets # 13 and #13B. The site is below grade and slopes down towards a stream that runs almost parallel with the rear property line, dropping approximately 80' in elevation from it's frontage with Hwy 58 to the stream. There is approximately 290' of frontage along Hwy 58 and the property depth is approximately 765'.
- The site is encumbered by and or subject to:
  - A permanent drainage easement, fronting Hwy 58 and is shown outlined in **GREEN** on the previously mentioned Sheets.
  - The property is not served by public water or sewer, but has been evaluated for soil and a septic system. A 'Site and Soil Evaluation Report', by Soil Scientists, LLC, dated May 18, 2007, gives further information and details and is available upon request.
  - Approximately 2/3rds of the frontage is protected by a guard rail. An entrance/break in the guardrail is permissible. Additional information is available upon request and application to our Martinsville Resident Administrator, Lisa Price Hughes, P.E.
- The majority of the property is in small to medium caliper trees, with areas of mature timber. The rear of the property backs a wooded area.
- There is no zoning code for Patrick County and the property is shown in Zone C of F.E.M.A Map # 510252 0135 C, dated May 15, 1984.

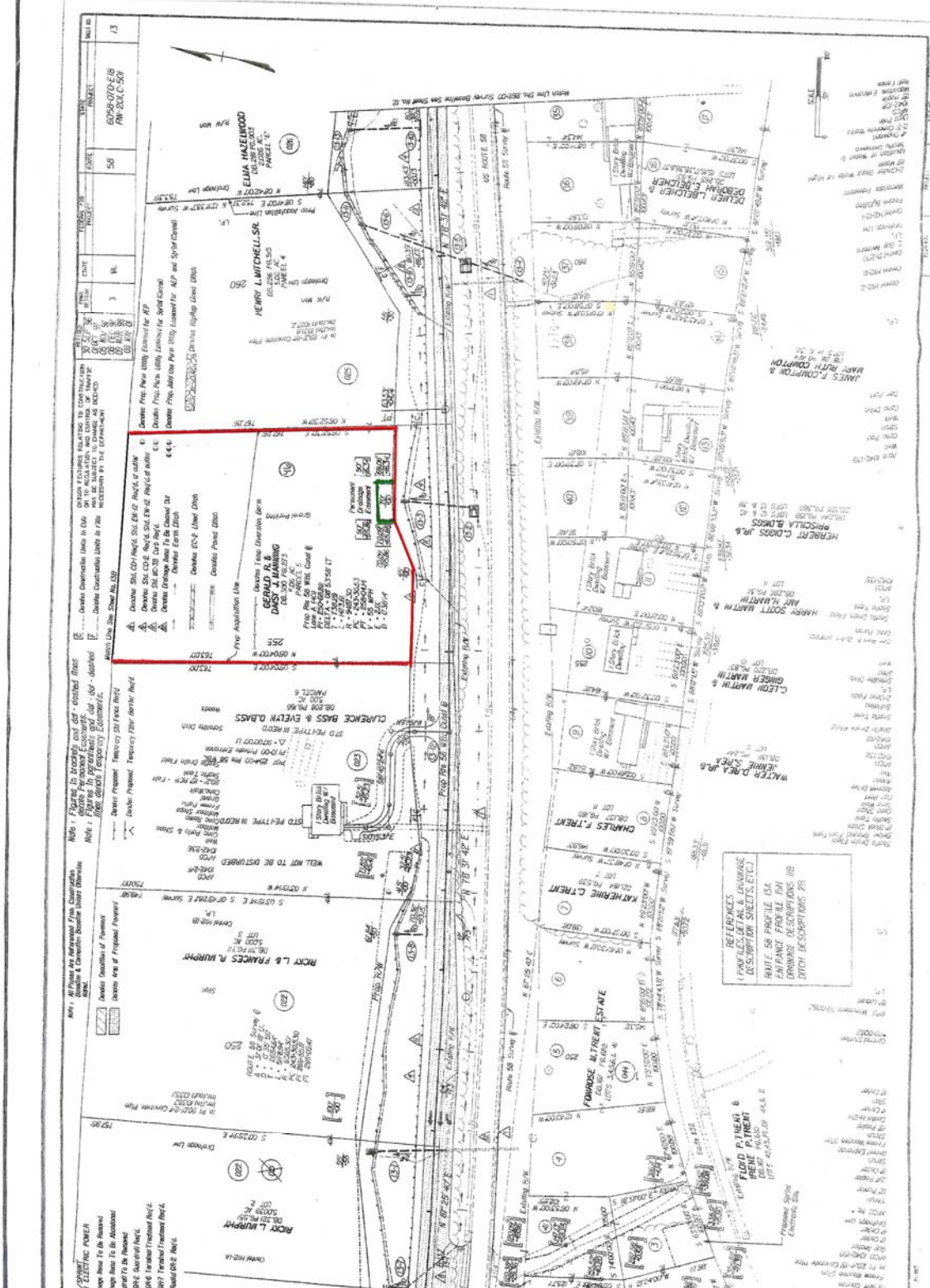
The property is identified as Tax Map number 5309-01-15. The County has no current assessment.

# COMPOSITE OF PLAN SHEETS # 13 and #13B





# PLAN SHEET #13







THE PHOTOS BELOW WERE TAKEN IN EARLY SPRING, BEFORE THE GROWTH OF SPRING/SUMMER FOLIAGE AND ARE DEEMED TO GIVE A BETTER UNOBSTRUCTED VIEW OF THE PROPERTY.



**Photo - Showing a view looking north toward entrance/frontage on Hwy 58.**



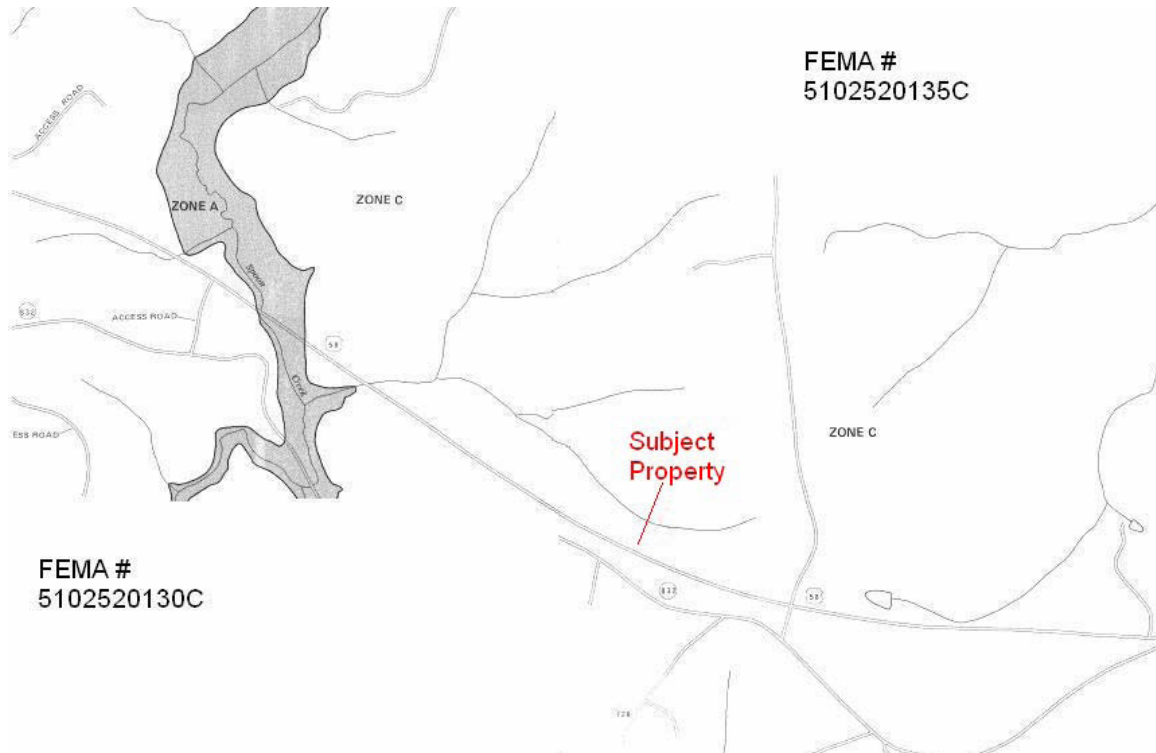
**Photo – Showing a view of, facing east from the south-west property corner. A break/entrance in the guardrail will be permissible, upon proper application to VDOT.**





**Photo – Showing a view of the Drainage outlet and permanent easement to be retained and this conveyance is subject to,**

## FEMA FLOOD MAP



**FACT SHEET**  
**NEGOTIATED SALE DATED MAY 14, 2009**

**LOCATION:**

On the North (right) side of Hwy 58, west bound lane, in Patrick County, Va., approximately ½ mile beyond its' intersection with State Route 697 (Via Orchard Road), at which intersection is located Hopkins Lumber Company.

The site is situated, within a reasonable distance of Martinsville/Henry County, Town of Stuart, Patrick County and Winston-Salem, N.C. and several residential and commercial sites have been recently constructed, developed and or improved along this corridor (i.e.: City of Martinsville – Town of Stuart) of Hwy 58.

**ACREAGE:**

4.62 acres.

**IMPROVEMENTS (if any):**

Vacant land.

**DESCRIPTION:**

That certain parcel of land located in the County of Patrick fronting approximately 290 feet along Hwy 58 and having a depth of approximately 765 feet and designated as Parcel Number 046, PMI# 6641

**EASEMENTS AND ENCUMBRANCES:**

- A permanent drainage easement, fronting approximately 50 feet of Hwy 58.
- The property is not served by public water or sewer. A current "Site and Soil Evaluation Report" (available upon request), among other things, describes the property as suitable for a 3 to 4, potentially 5-bed room home.
- Approximately 2/3rds, of the sites frontage, because of sloping, is protected by a guard rail; however, a break/entrance in the guard rail is permissible (further information available upon request).

**ZONING:**

Patrick County has no zoning.

**TAX MAP ID#:**

5309-01-15